

# Town of Jupiter Code Compliance Magistrate Hearing Minutes – April 8, 2026, 10:00 am

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**Presiding Magistrate: Leonard Rubin**

Code Supervisor: Chris Ailes

Code Officers: Henry Cardoso, Don Dougherty, & Dave King

Planning & Zoning: Martin Schneider

Town Attorney: Tom Baird & Brett Lashley

Hearing Clerk: Dean Fowler

Jupiter Police: Chief Donald Hennessey, Juan Nieves & Marciel Quiros

Oath given by Dean Fowler

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**OLD BUSINESS:**

1. **Case 26-000057: 1116 Love St. Secs. 27-346 Zoning special event permits (Stipulation 3/11/26) and 27-175(c) Zoning site plan violation – Code Officer Don Dougherty** – Respondent Charles Modica and his legal counsel Mark Markarian were present at hearing. Mr. Markarian reviewed the file prior to hearing and had no objection to the file being entered into evidence. Code Supervisor Chris Ailes introduced the case under oath. Attorney Brett Lashley presented the case on behalf of the town. Martin Schneider presented sworn testimony and Mr. Markarian cross-examined. Charles Modica presented sworn testimony and Mr. Lashley cross-examined. Magistrate Rubin took all testimony under advisement and will rule at a later date. Assessment of administrative costs will be determined at a later date.

**VIOLATION CASES:**

2. **Case 25-000683: 1100 Choctaw St. Secs. 27-2856(a)(1-3) Permitted parking A and 13-41(4)(a) Fence maintenance - Code Officer King** - Respondents were not present at hearing. CCO King presented sworn testimony. Magistrate Rubin found the respondent in **violation** ordering compliance on or before 4/23/26 or be fined \$100.00 per day for every day the violations continue thereafter. Administrative Costs in the amount of **\$417.70** were also assessed and due on or before the date set for compliance.
3. **Case 26-000855: 107 Faith Way Sec. 27-2856(b)(1-3) Permitted parking B – Code Officer Cardoso** – Respondent Kevin Fielder was present at hearing. Mr. Fielder declined to review the case file but had no objection to the file being entered into evidence. CCO Cardoso presented sworn testimony. Mr. Fielder presented sworn testimony. Magistrate Rubin found the respondent in **violation**. Administrative Costs in the amount of **\$423.28** were assessed and due on or before April 23, 2026.

**ANNOUNCEMENT: The next hearing is scheduled for May 13, 2026.**

**ADJOURN**